

Date: August 18, 2016
To: Lewis County Planning Commission
From: Fred Evander, Senior Long Range Planner, Lewis County
RE: **PUBLIC HEARING: AMENDMENTS TO COUNTYWIDE PLANNING POLICIES**
Attachments: Draft Letter of Transmittal (2 pages)
Draft Countywide Planning Policies (17 pages)

The purpose of this staff report is to introduce revisions to the Lewis County Countywide Planning Policies for a Public Hearing on September 27, 2016. These changes were proposed by the Lewis County Planned Growth Committee (a group comprised of representatives from Lewis County and each of the incorporated communities throughout the county).

MAJOR CHANGES

Significant changes to the document include:

1. Policy 1.4 – Changed to simplify the standard, and remove the requirement to enter into an interlocal agreement to plan for unincorporated Urban Growth Areas.
2. Policy 1.7 – Amended to remove the mention of specific zones and allow Lewis County additional flexibility in the zoning of property if desired.
3. Policy 1.10 – Changed to eliminate the 50-year planning horizon for essential public facilities, as few jurisdictions (if any) plan facilities for 50 years.
4. Policy 1.12.9 – Added to recognize the difficulty inherent in annexation and clarify that inactivity in itself is not an appropriate reason to reduce an Urban Growth Area.
5. Policy 2.3 – Removed because similar language is present in Policy 2.4. Policy 2.4 would be renumbered 2.3.
6. Policy 3.3 – Removed because the existing language was unclear.
7. Policy 5.0 – Expanded to include all of the different sections within the Growth Management Act that promote business and industrial development.
8. Policy 5.8 – Removed because the section was adequately covered in Policy 5.0.
9. Policy 6.2 – Added to clarify the importance of property rights to jurisdictions in Lewis County.

A variety of smaller changes are also proposed to clarify the language within the document.

REVIEW PROCESS

The Planned Growth Committee met on three separate occasions to discuss the proposed changes. At their meeting of June 7, 2016, the Committee approved a draft to forward to the Lewis County Planning Commission.¹

¹ Please note: This year's amendments to the Countywide Planning Policies do not include population projections for Onalaska and Packwood, though Lewis County originally requested that these population amendments be considered. To

The Planning Commission held a workshop on the draft changes on July 11, 2016, and the changes were sent to the Washington State Department of Commerce on August 18, 2016. Staff will issue a State Environmental Policy Act determination on the proposed changes between the Planning Commission recommendation, and a decision by the Lewis County Board of County Commissioners (BOCC).

RECOMMENDATION

Staff recommends that the Planning Commission consider recommending the approval of the proposed changes, and forwarding the attached letter of transmittal to the Lewis County BOCC.

ensure consistency between the Comprehensive Plan and the Countywide Planning Policies, these amendments are planned to be included as part next year's amendments to the Countywide Planning Policies.